

Village of Lansing
Planning Board Meeting
Minutes of Monday,
March 9, 2026

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The meeting of the Village of Lansing Planning Board Meeting was called to order at 7:01 pm. A Zoom option was also provided.

Present at the meeting:

Planning Board Members: Mike Baker, Lorraine Capogrossi, Kevin Kelvington, Jim McCauley (Zoom) and Lisa Schleelein

Absent Members: None

Alternate Member: Soledad Almeida

Village Legal Counsel: Natalie French

Village Engineer: Absent

Village CEO: Michael Scott

Public included: Susan Ainslie, Trustee liaison (Zoom), Aleks Mergold (Zoom), Jamie Gensel (Zoom), Brian Crandall (Zoom), Laura Smith and Mayor Ronny Hardaway (Zoom).

Baker stated that Jim McCauley is on Zoom and a voting member.

Approval of Minutes:

Capogrossi moved to approve the February 24, 2026 Planning Board minutes. Seconded by Schleelein.

Ayes: Baker, Capogrossi, Kelvington, McCauley and Schleelein

Nays: None

Public Comment Period:

Susan Ainslie as liaison for the Board of Trustees.

Schleelein moved to close the public comment period. Seconded by Kelvington.

Ayes: Baker, Capogrossi, Kelvington, McCauley and Schleelein

Nays: None

Baker read the following agenda item:

Informal Presentation

Laura Smith from Nixon Peabody, LLP, will informally present a possible mixed use project for a parcel located at the corner of Warren Road and Bomax Drive (Parcel #

45 45.1-1-51.11).

46 Smith stated that she was being joined on line by Alek Mergold of Mergold Architects and Jamie
47 Gensel of Fagen Engineers.

48

49 The proposal is for 110 multi-family residential units together with about 7,000 square feet of retail
50 space within the Business and Tech District which was recently re-zoned to allow Mixed Use.

51

52 Smith said their proposal coincides with the recently adopted Village Comprehensive Plan in the
53 following ways:

54

- 55 • The Plan is supportive of local zoning strategies which encourages private initiatives and
56 non-governmental organizations to promote the development of quality, energy efficient
57 housing appropriate in size, variety, location, accessibility and cost for many different types
58 of households.
- 59 • Encouragement of residential developers to consider mixed use developments.
- 60 • The survey taken for the Comprehensive Plan showed 55.1% of the villagers that were asked
61 would like to see commercial areas move in the direction of mixed use
- 62 • A planning strategy for residential growth is to consider and review existing zoning that is
63 inconsistent with today's live-work-play life style

64

65 The proposed site (parcel B) is located at the corner of Warren Road and Bomax Drive and is
66 approximately a 3-acre site next to 20 Bomax (parcel A). The special permit request is just for
67 the described mixed use on parcel B.

68 Smith feels the project fits in with the surrounding area which includes commercial and
69 residential areas nearby along with a Village Park around the corner.

70 The units will be mostly studio and 1-bedroom with a few 2- bedroom and the building will still
71 be within the 35-foot height limit. The rental units will be priced at market rate.

72 When asked if there will be senior housing, Mergold said a diverse range of tenants would be
73 ideal.

74 Parking for the development would be kept on Parcel B with the opportunity to extend parking
75 under building 4. There is a bus stop near the facility.

76 French reminded everyone that currently, there are density restrictions being reviewed for local
77 law limiting multi-unit uses to 6,000 square feet per unit.

78 Smith stated they are prepared to apply for a special permit as well as an area variance for
79 density

80 Scott said with a ground disturbance of more than an acre, a Full SWPPP would be required and
81 more than likely some of the green space will be used for the stormwater facility.

82 The commercial aspect of the project was attractive to some Board members citing the
83 convenience of a possible coffee shop or small grocery.

84 Both parcels have a common owner.

85 Using the projected density restriction of 6,000 square feet per unit, parcel B would be allowed
86 26 units. This would require an area variance of an additional 84 units for that single parcel.
87 Combining the 2 parcels for the special permit would allow for 80 units and only require a 30-
88 unit variance.

89 If the special permit were to proceed, John Courtney would need to weigh in on curb cuts.

90 Gensel said they would look into the traffic control more as the project finalizes itself.

91 With studio and 1-bedroom units, the demographics would lean towards young professionals.

92 Baker read the following agenda item:

93

94 **Review of Landscaping Plan**

95 *The Planning Board will review a proposed landscaping plan for the newly approved Chipotle*
96 *restaurant at 11 Graham Road West (Tax Parcel # 47.1-1-17.13)*

97

98 Scott would like the Planning Board to review the existing landscaping plan and compile a list of
99 corrections and suggestions to be returned to Chris Fiello. The current tree unit count for the existing
100 plan is 18 units while 25 units are required. The parcel may be too small to handle the required 25
101 units.

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103 The Planning Board made suggestions for areas to add bushes and trees. If the plan could reach at
104 least 22 units, the Planning Board would be satisfied.

105

106 **Continue Discussion of Village Code Changes and Corrections**

107 Baker and Capogrossi met and are working to present material for the next meeting.

108 **Trustee Report**

109 Kelvington reviewed the March 2nd Board of Trustees meeting. The Zoom version can be viewed on
110 YouTube.

111

112 **Other Business**

113 The Planning Board decided to cancel the March 31 meeting.

114 **Adjournment**

115

116 Kelvington moved to adjourn the Planning Board meeting at 8:17 pm. Seconded by Capogrossi.

117 Ayes: Baker, Capogrossi, Kelvington, McCauley and Schleelein

118 Nays: None

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